

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2020/0597/LB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 22 February 2021 18:34:02

It would appear the internal moulding detail has been replicated to one side of the window but the external mouldings have not. Could the applicant please address this? If they dispute this then I would recommend a site visit when conditions permit.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 561073

From:
To: [Planning](#)
Subject: nym/2020/0597/LB
Date: 01 December 2020 12:11:24

Good Morning

Hinderwell Parish Council strongly supports this application.

Greylands Farmhouse has been proven to have ir- repairable windows and door.

Replacement Heritage sliding sash windows with double glazed panes would not detract from its appearance or heritage value within Hinderwell.

We would like to see that the replacement double glazed windows will exactly match the older windows in the property thereby ensuring it is fit for habitation in future years.

A W Jackson

Chairman

Hinderwell PC

From:
To:
Subject: NYM/2020/0597/LB - Greylands Farm, 5 High Street, Hinderwell
Date: 01 October 2020 12:04:05

Greylands Farm is a characterful vernacular farmhouse which retains its historic windows. From inspection, it would appear that the existing windows are of varying age, with the 2 ground floor windows to the right of the property being the oldest, followed by the lower and upper left hand side windows; whilst the upper windows appear to be of more modern appearance in terms of having much less deterioration but also detailing with simpler mouldings to the frames and more standard style horns. The age of the windows are not contested by the owner as accepted in the heritage statement stating that they are at least 100 years old. Regardless of the varying styles (and age) the windows are of traditional sliding sash design whereby some of the panes appeared to contain historic glass (characterised by their rippled appearance) and as such are considered to contribute significantly to the architectural and historic character of this listed building.

Officers approach to slim DG in Listed Buildings is relatively clear and is based on the 2017 revised guidance by Historic England - "Traditional Windows, Their Care, Repair and Upgrading" which represents the most up to date guidance endorsed by the Government on the subject of window replacement in buildings with heritage interest. In relation to the principle of replacement of historic windows the guidance advises that "The loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right, often made with great skill and ingenuity with materials of a higher quality than are generally available today. The distinctive appearance of historic hand-made glass is not easily imitated in modern glazing. Windows are particularly vulnerable elements of a building as they are relatively easily replaced or altered. Such work often has a profound affect not only on the building itself but on the appearance of street and local area. With an increasing emphasis being placed on making existing buildings more energy efficient, replacement windows have become a greater threat than ever before to the character of historic buildings and areas."

This guidance sets out a clear approach for considering replacement windows in listed buildings stating at page 62 of the document, section (1) "Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies". In terms of DG, section (4) states that the use of slim profile double glazing may be acceptable in instances where historic windows have been replaced with ones whose design does not follow historic patterns and as such are unlikely to contribute to the significance of the listed building by causing no additional harm as it provides an opportunity to enhance the significance of the building by reinstating a more traditional design of window. It is only in these instances that officers would support the use of DG in a Listed Building.

When considering the above guidance, there are various concerns over the proposed replacement of traditional windows with double glazed units, and my assessment of the application is as follows:

1. By their very nature, the proposed windows are not 'like-for-like' replacements, which

would be an exact copy of the existing window, i.e. single glazed. The windows proposed are double glazed which are different in appearance and character. Although sectional details have not been provided which would indicate more detail, from the information which has been included, the windows lack the moulding details in particular of the existing historic windows as well as the horn detailing.

2. I appreciate that the application mentions a desire to reduce energy efficiency, however other measures can be taken into consideration, such as the installation of secondary glazing, which, when installed in a removable inner frame is an acceptable option for upgrading windows. Where this can be achieved without alteration to historic fabric we would usually advise that such measures can be installed without the need for formal consent. This achieves the same U-Values as slim line glazing and therefore is of equal environmental and energy efficiency value.
3. From inspection, not all of the windows appear to be in need of replacement, however it is acknowledged that some are in such condition that replacement is the only option (particularly those in which the meeting rail has perished). Current Government guidance on the historic environment and conservation best practice advises that existing windows should be retained and repaired wherever possible. The replacement of windows is therefore considered the last resort option and as such as selective approach should be taken.

Overall, it is considered that the proposed replacement windows would harm the significance of this Listed Building and would not preserve the special architectural or historic interest that it possesses (as required by the LB & CA Act 1990). The harm would amount to less than substantial harm and as such the NPPF requires consideration as to where there are any public benefits that would outweigh this harm. The environmental benefits of increasing energy efficiency can be seen as a public benefit, but it is considered that there are other, less harmful methods of achieving this such as overhauling and draught-proofing existing windows which are not beyond repair, use of secondary glazing and even the use of lined curtains. Where replacement windows are justified, their replacements with matching single glazed windows will be of a much improved efficiency. The proposals is therefore considered to be contrary to national policy, contained within the NPPF, against conservation best practice and also recently adopted local policies which states in particular that in the cases of adapting heritage assets for climate change mitigation, development should not harm the heritage value of the asset affected.

While the use of double glazing would not be supported, I do accept that some windows are beyond repair, showing structural defects. In these cases an exact copy of the windows may be acceptable, but this would have to be subject to amendments to this application. Any existing handmade glass should be carefully removed and reused.

I note that several applications have been identified within the supporting statement where the Authority has approved double glazing. Having looked at the two 2019 applications (as the 2016 applications pre-date the approach recommended by Historic England in the above guidance note) I can confirm that in one instance, the use of DG was accepted as the replacement windows reinstated a more traditional pattern of fenestration (replacing a style which was not considered to contribute to the significance of the building) and the other application the windows were already double glazed (having been installed in the 80's/90's when the property was brought back into use). In both these instances, the approach taken was in line with the

Historic England guidance.

From:

Subject: NYM/2020/0597/LB - Greylands Farm, 5 High Street, Hinderwell (additional comments)

Date: 02 October 2020 11:57:11

Additional comments re: the replacement of the door.

The details of the replacement door would match those of the existing door, specifically the use of a bolection mould. In order to support replacement we will require evidence/justification that the current door is beyond repair. Photos of the windows have been included in the application but no details of the door. Please could you request more information. Photographic evidence will suffice, and/or an assessment by a Joiner.

From:
To: [Planning](#)
Subject: Informatives for applications 24/8/20-31/8/20
Date: 03 September 2020 16:33:00

If the following applications are approved, please can bat informatives be included in the decision notice:

NYM/2020/	0605/FL	Cross Farm Buildings, High Street, Egton
	0593/NM	Highfields, Ugglebarnby Lane, Sneaton
	0584/LB	Seacroft, The Square, Robin Hoods Bay
	0604/FL	97 The Homestead, High Street, Hinderwell
	0597/LB	Greylands Farm, 5 High Street, Hinderwell
	0587/FL	Horton, Stainsacre Lane, Stainsacre
	0601/NM	Lanes Farm, Glaisdale

If the following application is approved, please can a bird informative be included in the decision notice:

NYM/2020/	0617/FL	Greystones, Cowesby Village, Cowesby
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Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0597/LB - Case Officer Miss Kelsey Blain - Received from Hinderwell Parish Council at c/o 5 High Street, Hinderwell, Saltburn, Cleveland, TS13 5JX,
Date: 07 September 2020 13:07:22

Hinderwell Parish Council strongly supports this application to upgrade this historic property. By optimising insulation and energy efficiency levels this should preserve the character and long term function of a heritage asset.

The proposed improvements will guarantee the longer term conservation of the property and improve the living standards of the occupants. The dampness and mould need to be prevented to safeguard the structure of the building.

Comments made by Hinderwell Parish Council of c/o 5 High Street
Hinderwell
Saltburn
Cleveland
TS13 5JX

Preferred Method of Contact is: Email

Comment Type is Strong Support/Approve with Conditions
Letter ID: 550646